

FOR SALE



Three Bedroom Semi-Detached House
School Lane , Welwyn
OFFERS IN EXCESS OF £380,000

MARTIN&CO

Three Bedroom Semi-Detached House

School Lane , Welwyn

- CHAIN FREE!
- Three Bedroom Semi-Detached House
- Village Location
- Located close to local schools, shops and amenities
- Nearby transport links

SUMMARY

This three bedroom semi-detached property is located in the sought after area of Welwyn Village, within close proximity of a number of independent shops, restaurants, cafes, dental practice, and doctors' surgery. There are transport links nearby, including the A1(M), and Welwyn North train station is approximately two miles away with access to London Kings Cross within 25 minutes. Internally, the property features an entrance hall, dual aspect lounge, dining room, kitchen, and storage space. Upstairs there are three well-proportioned bedrooms, a small study/office, and a family bathroom. Externally, there is parking, and a large rear garden with pleasant rural views to the front and rear of property. **Viewing is highly recommended!!**



ENTRANCE HALL

UPVC door opening onto entrance hall featuring double-glazed obscured windows to front aspect.

LOUNGE

Radiators, double-glazed window to side aspect and sliding doors leading to rear garden, ceiling lights.

DINING ROOM

Radiator, double-glazed window to front aspect, ceiling light, open tread staircase leading to upstairs.

KITCHEN

Vinyl floor, radiator, part-tiled walls, a range of white wall and base units with laminate work surfaces, stainless steel sink and mixer tap, integrated oven with gas hob, space for fridge-freezer and washing machine, double-glazed window and door leading to rear garden,, ceiling light,



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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